



**CALN TOWNSHIP PLANNING COMMISSION MEETING
December 15, 2020**

A work session was held at 6:30 PM to discuss agenda items.

The Planning Commission held their regular meeting on Tuesday, December 15, 2020 via Zoom as a virtual meeting. The meeting was called to order at 7:00 P.M. by Chairman, Ken Simon.

Roll Call – In attendance were Ken Simon, John Caporale, John Thomas, Bill Schew, Michael Irwin, Jim Benko and Jacob Bashioum.

Township Staff and Consultants in attendance were Bryan Kulakowsky, ARRO Consulting – Township Engineer, Raymond Stackhouse, Director of Building and Life Safety, Pamela Henrichon, Planning Commission Secretary and Board of Commissioners' Liaison to the Planning Commission Lorraine Tindaro, Board of Commissioners' Liaison Alternate Mark Evans and Board of Commissioners' President Paul Mullin.

Approval of October 20, 2020 meeting Minutes – Being no questions or discussion Mr. Simon entertained a motion for approval as submitted, moved by Mr. Benko and seconded by Mr. Caporale.

Approval of November 17, 2020 meeting Minutes – Being no questions or discussion Mr. Simon entertained a motion for approval as submitted, moved by Mr. Thomas and seconded by Mr. Schew.

Agenda items:

- 1003 Caln Meetinghouse Road – Subdivision Application
- In attendance for applicant; Dave Porter

This is a transfer of a little over 10,000 square feet of property from Daniel Thomas at 913 Caln Meetinghouse Road to Sandra Marasco at 1003 Caln Meetinghouse Road. It's a strip of land between the two properties up to Mr. Thomas's existing fence.

Mr. Simon entertained comments from the public; none

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

253 Municipal Dr, Thorndale, PA 19372 | Phone: 610-384-0600 | Fax: 610-384-0689

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Mr. Simon entertained a motion to recommend Conditional Preliminary/Final Approval to the Board of Commissioners conditioned upon addressing the comments in the December 11, 2020 ARRO review letter. The motion was moved by Mr. Benko and seconded by Mr. Caporale. Poll of members; all ayes, motion passes 7 – 0.

- Blackhorse Hill Apartments – Re-Zoning Application
- In attendance for applicant; Tom Spano, Guy Matteo, John Jaros, Jim Fritsch and Matt Hammond

The applicant is looking to rezone from R-2, Low to Medium Density Residential District to R-4, Medium to High Density Residential District, and to amend Article IV, Section 155.55C and 155.C.17 (g) of the Zoning Code to permit the Township Board of Commissioners to reduce the number of existing off-street parking spaces as part of the conditional use process for an apartment complex. The complex under discussion would have 8 apartment buildings with 32 units in each. There would be 75% 1 bedroom units and 25% 2 bedrooms units for Veterans and low income families.

The Proposed zoning amendment would change the parcel from R-2 to R-4 district to allow an apartment complex adjacent to the VA medical center. The amendment to modify parking requirements would reduce the number of off-street parking spaces based on Matt Hammond's, Traffic Planning and Design, Inc., completed parking analysis for the proposed apartment complex dated December 10, 2020. In order to avoid driver frustration when circulating the parking lot looking for a parking space, as well as accounting for visitors to the proposed development, TPD suggests providing a parking supply which provides a 10 % or 15 % surplus above and beyond calculated parking demand. 10% would be 268 at the peak and 15% would be 309. They are proposing 336 off-street parking spaces.

The application lists 1365 Blackhorse Hill Road. The parcel number 39-3-77 is listed as 1401 Blackhorse Hill Road and will be listed as such in our system.

Mr. Simon entertained comments from the public; none

Mr. Simon entertained a motion to recommend to the Board of Commissioners to favorably consider the petition to rezone the parcel from R-2 to R-4. The motion was moved by Mr. Caporale and seconded by Mr. Bashoum. Poll of members; all ayes, motion passes 7 – 0.

Mr. Simon entertained a motion to recommend to the Board of Commissioners to favorably consider the Text Amendment 155.55C and 155.55.C.17 (g) to reduce the number of required off-street parking. The motion was moved by

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Mr. Benko and seconded by Mr. Schew. Poll of members; all ayes, motion passes 7 – 0.

Communications – None.

Old Business – None.

New Business- At the beginning of the January 2021 meeting the Planning Commission will reorganize and vote on who the Chairman and Vice Chairman will be for 2021.

Subdivision and Land Development Timeclock Dates:

- Dunkin Donuts-Caln Plaza Land Development (Expires February 11, 2021)
- Hills at Thorndale Woods Final LD 2015 (Expires June 30,2021)
- 1003 Caln Meetinghouse Road (Expires February 15, 2021)

Adjournment – With no further agenda items or Commission business, Mr. Simon entertained a motion to adjourn the meeting. The motion was moved by Mr. Simon and seconded by Mr. Thomas. Poll of members; all ayes, motion passes 5 – 0. The meeting adjourned at 7:39 P.M.

To the best of my knowledge, this summarizes the minutes of the December 15, 2020 Planning Commission meeting.

Respectfully submitted,

Pamela Henrichon

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